

STATE MS.-DE SOTO CO.
FILED

S97-0929

DENNIS LEE SANDERS,
GRANTORS

JAN 14 1 10 PM '98

WARRANTY

TO

DEED

KATHY A. TALBOT,
GRANTEESBK 327 PG 453
W.E. DAVIS CH. CLK.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, DENNIS LEE SANDERS, do hereby sell, convey, and warrant unto KATHY A. TALBOT, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 69, Section C, Plum Point Villages Subdivision, located in Section 6, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 27, Pages 52-54A, in the Chancery Court Clerk's office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 27, Page 52-54A, and Book 185, page 793, Book 195, Page 381, Book 203, Page 235, Book 195, Page 382-404, Book 224, page 739, Book 189, Page 741, Book 194, Page 517, Book VVV, Page 690, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 1998 have been prorated, and possession is given with this deed.

WITNESS my signature(s), this the 9th day of January, 1998.

Dennis Lee Sanders
Dennis Lee Sanders

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named DENNIS LEE SANDERS, who acknowledged that he signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of January, 1998.

My commission expires:

August 31, 1998

Caroline D. Foster
Notary Public

Grantors Address:

5100 W. Plaquemine Rd.
Olive Branch, MS 38654

Phone: Res.- 895-3770
Bus.- 2119

Prepared By:

Austin Law Firm, P.A.
230 Goodman
Suite 510
Southaven, Mississippi 38671

(601) 349-2234

Grantees Address:

5195 Plum Tree Drive
Southaven, MS 38671

Phone: Res.- (604) 261-4531
Bus.- (504) 261-3434